

EXHIBIT B-1
R2, Multiple Family Residential Zone

Text additions are underlined and deletions are ~~lined out~~

17.28.010

Chapter 17.28

R2 MULTIPLE-FAMILY RESIDENTIAL ZONE

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17.28.010 Purpose.

The purpose of the R2 multiple-family residential zone is to stabilize and protect the residential characteristics of a district where a compatible mingling of single-family dwellings and multi-family dwellings is likely to occur, and to promote and encourage a suitable environment for family life. The R2 zone is intended for residence and the community services appurtenant thereto. This zoning district is consistent with the mixed residential general plan designations. (Ord. 87-2 § 4.04-01, 1987)

17.28.020 Principal permitted uses

In the R2 zone, the following uses are permitted:

- A. All uses permitted in the R1 zone;
- B. Multiple-family dwellings in one detached building or an attached group. (Ord. 87-2 § 4.04-02, 1987)

17.28.030 Accessory uses

In the R2 zone, the following accessory uses are permitted:

- A. One announcement or nameplate, not over two square feet in area and attached flat against the building;
- B. There may be kept miscellaneous household pets as set out in the R1, zoning district regulations;
- C. Other accessory uses and accessory buildings customarily appurtenant to a permitted use subject to the requirements of Section 17.80.010 of this title. (Ord. 87-2 § 4.04-03, 1987)

17.28.040 Conditional uses

Conditional uses in the R2 zone are the same as those provided for in the RR rural residential zoning district. (Ord. 87-2 § 4.04-04, 1987)

17.28.050 Height regulations

Height regulations in the R2 zone are the same as the requirements of the RR rural residential zoning district. (Ord. 87-2 § 4.04-05, 1987)

17.28.060 Lot width and yard requirements

The following minimum requirements shall be observed unless the planning' commission alters the requirements pursuant to a planned unit development:

- A Lot width, seventy-five feet plus ten feet for each family residence in excess of one.
- B. Side yards, nine feet;
- C. Front yards, twenty-five feet;
- D. Rear yards, twenty-five feet. (Ord. 87-2 § 4.04-06, 1987)

17.28.070 Density standards

~~The following lot areas shall be required per unit under this zoning district:~~

- ~~A First dwelling unit, ten thousand square feet of lot area;~~
- ~~B. Each successive dwelling unit after the first, six thousand square feet of lot area. (Ord. 87-2 § 4.04-07, 1987)~~A. The maximum density shall be established at eight units per acre.
- B. The minimum lot size for a newly created lot shall be .5 acres or 21,780 square feet.

17.28.080 Other required conditions

Development in the R2 district shall comply with the provisions of Chapter 17.80 of this title. (Ord. 87-2 § 4.04-08, 1987)